

174.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

621,300 /

621,300

USE VALUE:

621,300 /

621,300

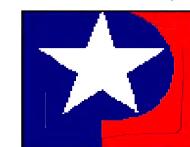
ASSESSED:

621,300 /

621,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
31		ARGYLE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: THOMAS LEIGHTON BROWN-ETAL	
Owner 2: THOMAS HEATHER J W	
Owner 3:	
Street 1: 31 ARGYLE ROAD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 1933 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	4000.000	243,300								Entered Lot Size				116190	
Total Card	0.092	243,300								Total Land:				GIS Ref	
Total Parcel	0.092	243,300								Land Unit Type:				GIS Ref	
Source:	Market Adj Cost													Insp Date	

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,300	0	4,000.	378,000	621,300	621,300	Year End Roll	12/18/2019
2019	101	FV	204,600	0	4,000.	372,600	577,200	577,200	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,000.	286,200	490,800	490,800	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,000.	270,000	474,600	474,600	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,000.	248,400	453,000	453,000	Year End	1/4/2016
2015	101	FV	191,900	0	4,000.	232,200	424,100	424,100	Year End Roll	12/11/2014
2014	101	FV	191,900	0	4,000.	213,800	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	191,900	0	4,000.	213,800	405,700	405,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	20503-406		4/1/1990		160,000
				No	No
					Y

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
6/16/2020	647	New Wind	8,000	C						7/28/2018	TTL REFUSAL	HS	Hanne S		
10/5/2011	1249	Addition	63,260	C						5/29/2012	Info Fm Prmt	BR	B Rossignol		
11/9/2006	976	Re-Roof	2,800							10/21/2008	Meas/Inspect	189	PATRIOT		
										4/21/2000	Inspected	263	PATRIOT		
										12/15/1999	Mailer Sent				
										12/14/1999	Measured	163	PATRIOT		
										7/16/1993		EK			

Sign: VERIFICATION OF VISIT NOT DATA / / /

/ / /

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 5	- Cape			Full Bath: 1	Rating: Average			CK COND, NEW WINDOWS, WIP. OF = SINK IN BMT.																							
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																										
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating:																										
Prime Wall: 3	- Aluminum			A HBth: 1	Rating:																										
Sec Wall: 1	%			OthrFix: 1	Rating: Average																										
Roof Struct: 1	- Gable			OTHER FEATURES																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																							
Color: WHITE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																							
View / Desir:				Fpl: 1	Rating: Average			Other																							
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																							
Grade: C - Average				CONDOS INFORMATION				Lvl 2																							
Year Blt: 1938	Eff Yr Blt:			Location:				Lvl 1																							
Alt LUC:	Alt %:			Total Units:				Lower																							
Jurisdct:	Fact: .			Floor:				Totals RMS: 7 BRs: 3 Baths: 1 HB																							
Const Mod:				% Own:																											
Lump Sum Adj:				Name:																											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																			
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:	No Unit RMS BRS FL			1	7	3																	
Prim Int Wall: 2	- Plaster			Functional:				Interior:																							
Sec Int Wall: 1	%			Economic:				Additions:																							
Partition: T	- Typical			Special:				Kitchen:																							
Prim Floors: 3	- Hardwood			Override:				Baths:																							
Sec Floors: 1	%			Total: 31 %			Plumbing:																								
Bsmnt Flr: 12	- Concrete						Electric:																								
Subfloor:							Heating:																								
Bsmnt Gar: 1							General:																								
Electric: 3	- Typical			CALC SUMMARY				COMPARABLE SALES				SUB AREA																			
Insulation: 2	- Typical			Basic \$ / SQ: 105.00				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL																
Int vs Ext: S				Size Adj.: 1.29496312											Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Heat Fuel: 2	- Gas			Const Adj.: 0.98990101											BMT	Basement	1,016	48.250	49,025												
Heat Type: 5	- Steam			Adj \$ / SQ: 134.598											FFL	First Floor	1,016	134.600	136,752	BMT	100	RRM	30								
# Heat Sys: 1				Other Features: 79500											TQS	3/4 Story	612	134.600	82,374												
% Heated: 100				Grade Factor: 1.00											EFP	Enclos Porch	84	59.030	4,959												
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000																											
% Com Wall:	% Sprinkled:			NBHD Mod: 1.00				WtAv\$/SQ:	AvRate:	Ind.Val:																					
				LUC Factor: 1.00				Juris. Factor:		Before Depr:	134.60																				
				Adj Total: 352610				Special Features: 0		Val/Su Net:	89.19																				
				Depreciation: 109309				Final Total: 243300		Val/Su SzAd:	149.45																				
				Depreciated Total: 243301												Net Sketched Area:	2,728	Total:	273,110												
MOBILE HOME				Make:				Model:				Serial #:				Year:				Size Ad	1628	Gross Are	2932	FinArea	1933						
SPEC FEATURES/YARD ITEMS				PARCEL ID 174.0-0005-0007.0												IMAGE				AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
More: N	Total Yard Items:				Total Special Features:											Total:															